



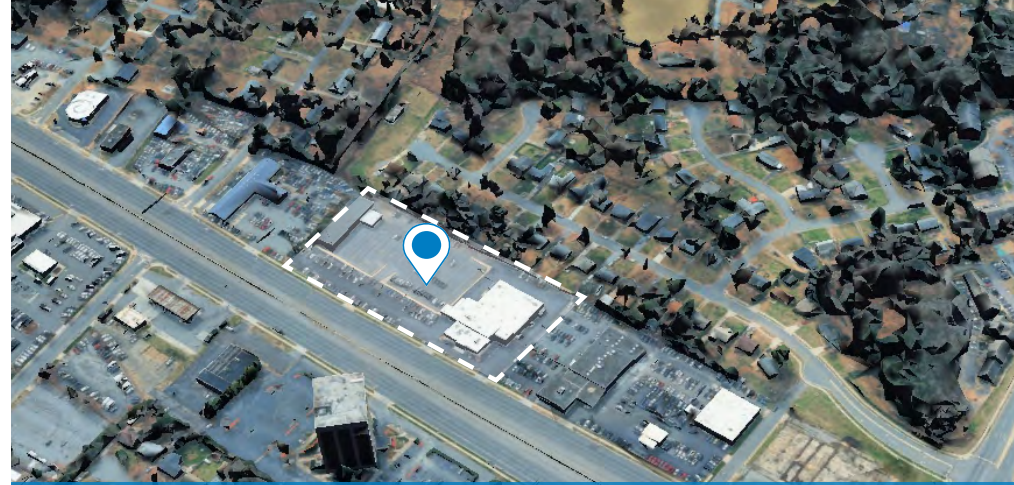
CHARLOTTE, NC 28212

# 4800 E INDEPENDENCE BLVD

TWO BUILDINGS TOTALING 30,156± SF ON 3.814± ACRES AVAILABLE FOR SALE OR LEASE

## PROPERTY INFORMATION

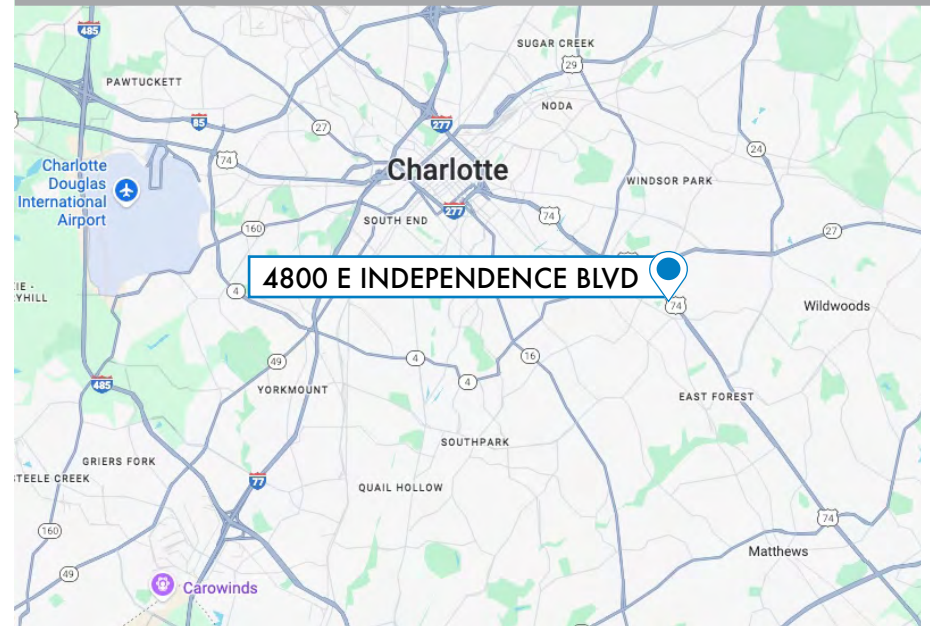
- The property consists of two buildings on one parcel, approximately 3.814± acres.
- The property includes over 550 feet of frontage on E. Independence Blvd with 2 entrances
- **Building 1 (22,446± SF):** showroom, offices/sales cubicles, meeting room, waiting room and abundant storage. The garage area can be fitted for 12 service bays (lifts removed) and back garage area has 9 roll up doors leading to flat service bays.
- **Building 2 (7,710± SF):** functioned as a body shop (dual paint booths removed), consists of a storage room, office/restroom and 6 flat bays with roll up doors.
- **Tax Parcel:** 163-013-05
- **Lot Size:** +/- 3.814 Acres
- **Zoning:** CG
- **Sale Price:** \$10,750,000
- **Lease Rate:** \$22/per SF NNN
- Will consider subdividing

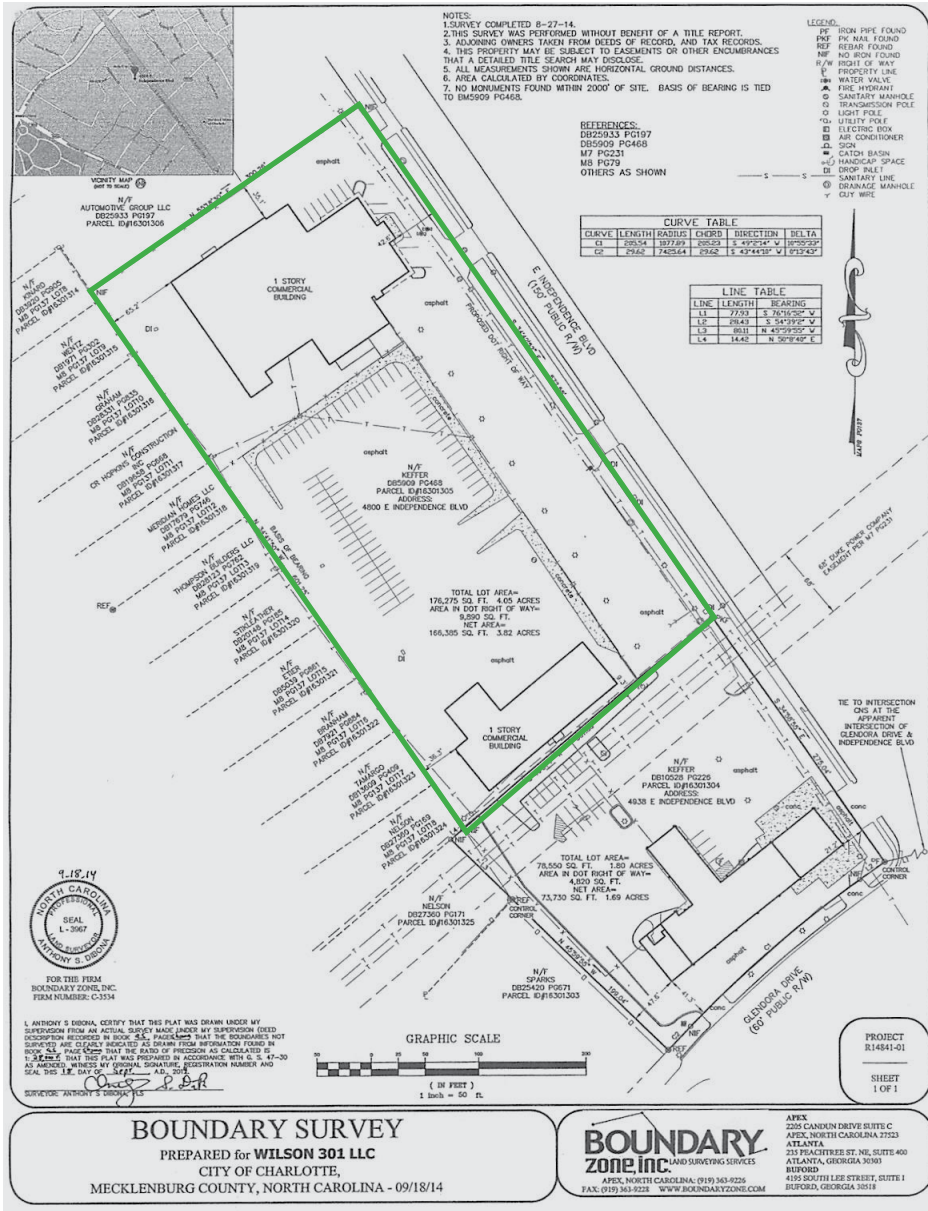


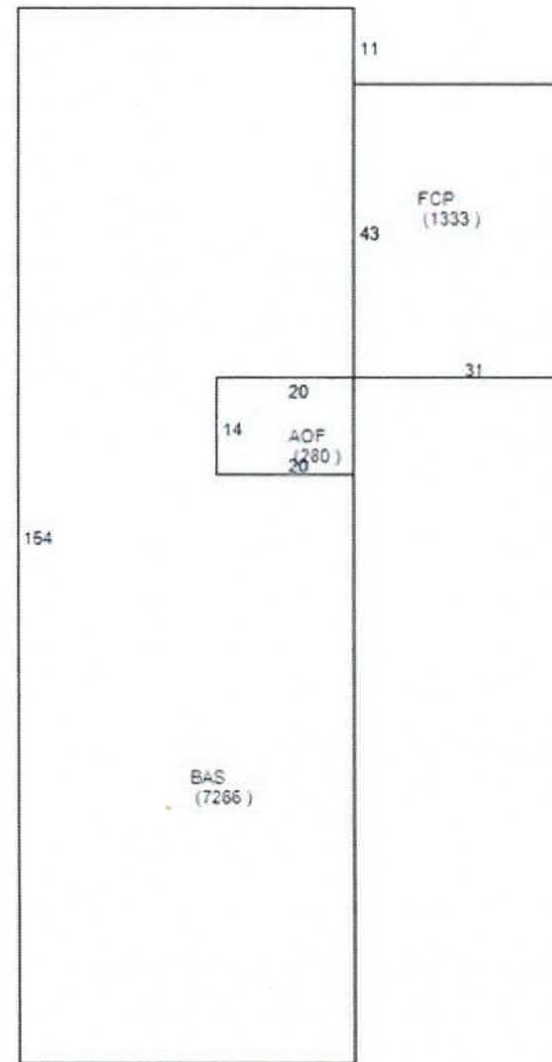
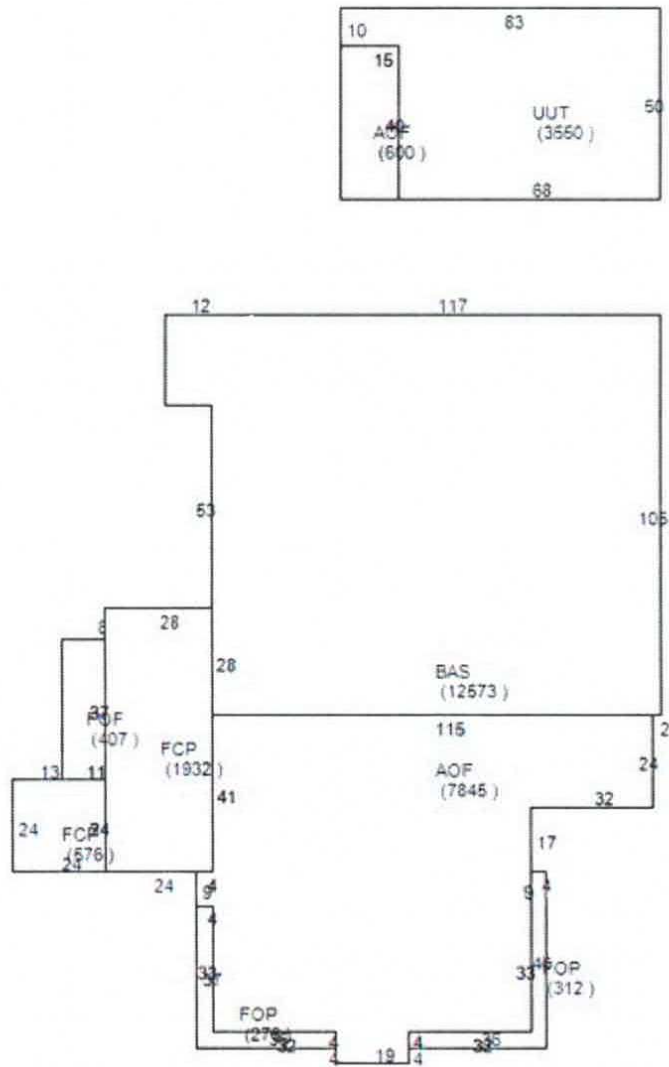
**+/- 3.814 ACRES FOR SALE/LEASE**

**4800 E INDEPENDENCE BLVD**

**CHARLOTTE, NC 28212**

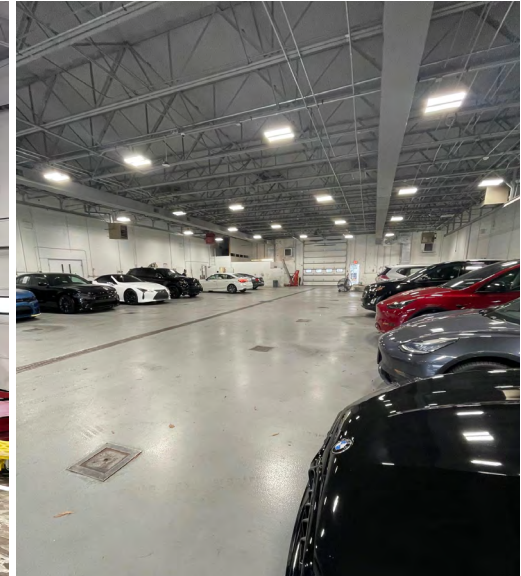
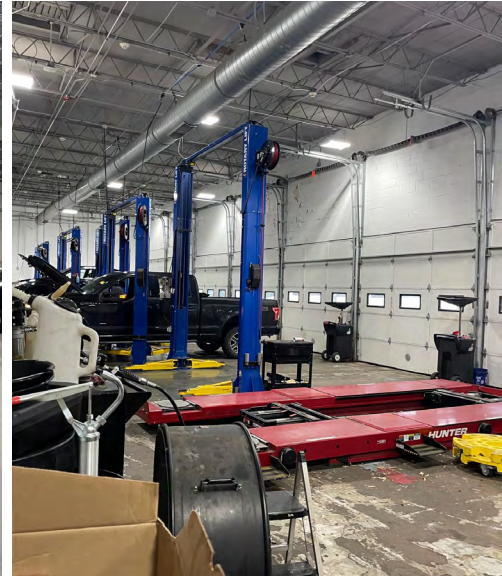
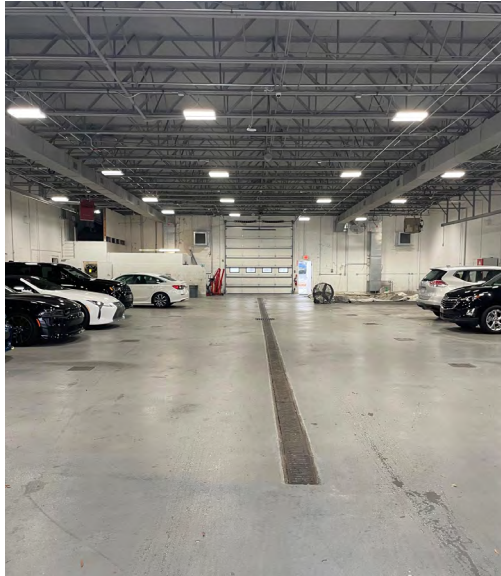
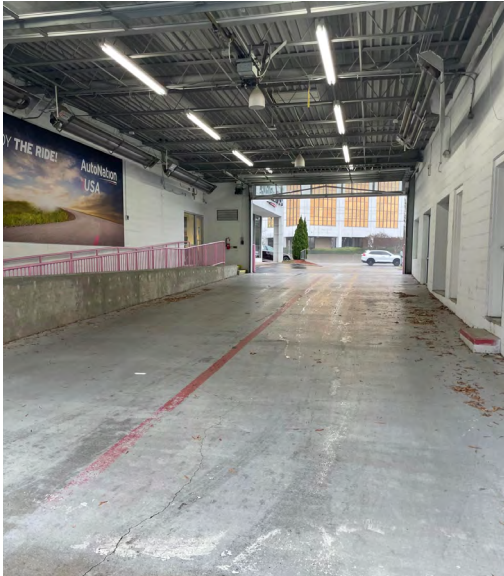
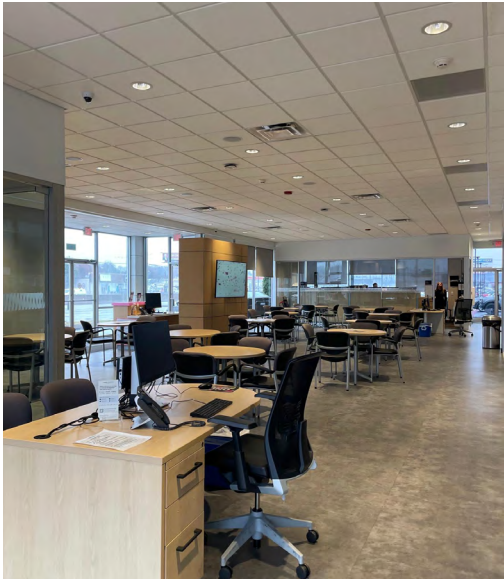






INTERIOR PHOTOS

4800 E INDEPENDENCE BLVD, CHARLOTTE, NC  
2 BUILDINGS ON 3.814± ACRES FOR SALE OR LEASE



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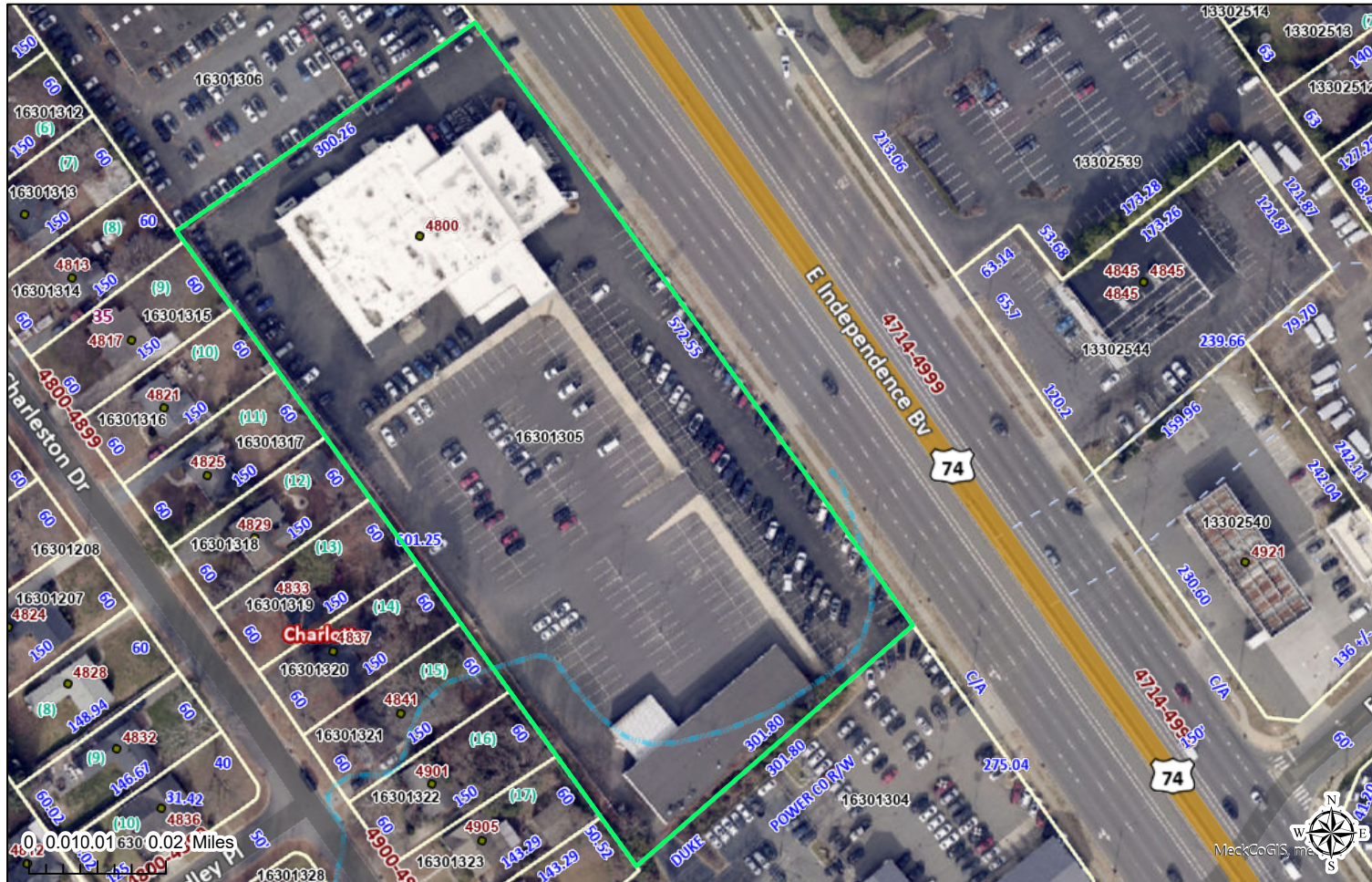




### Polaris Map – Mecklenburg County, North Carolina

4800 E Independence Blvd

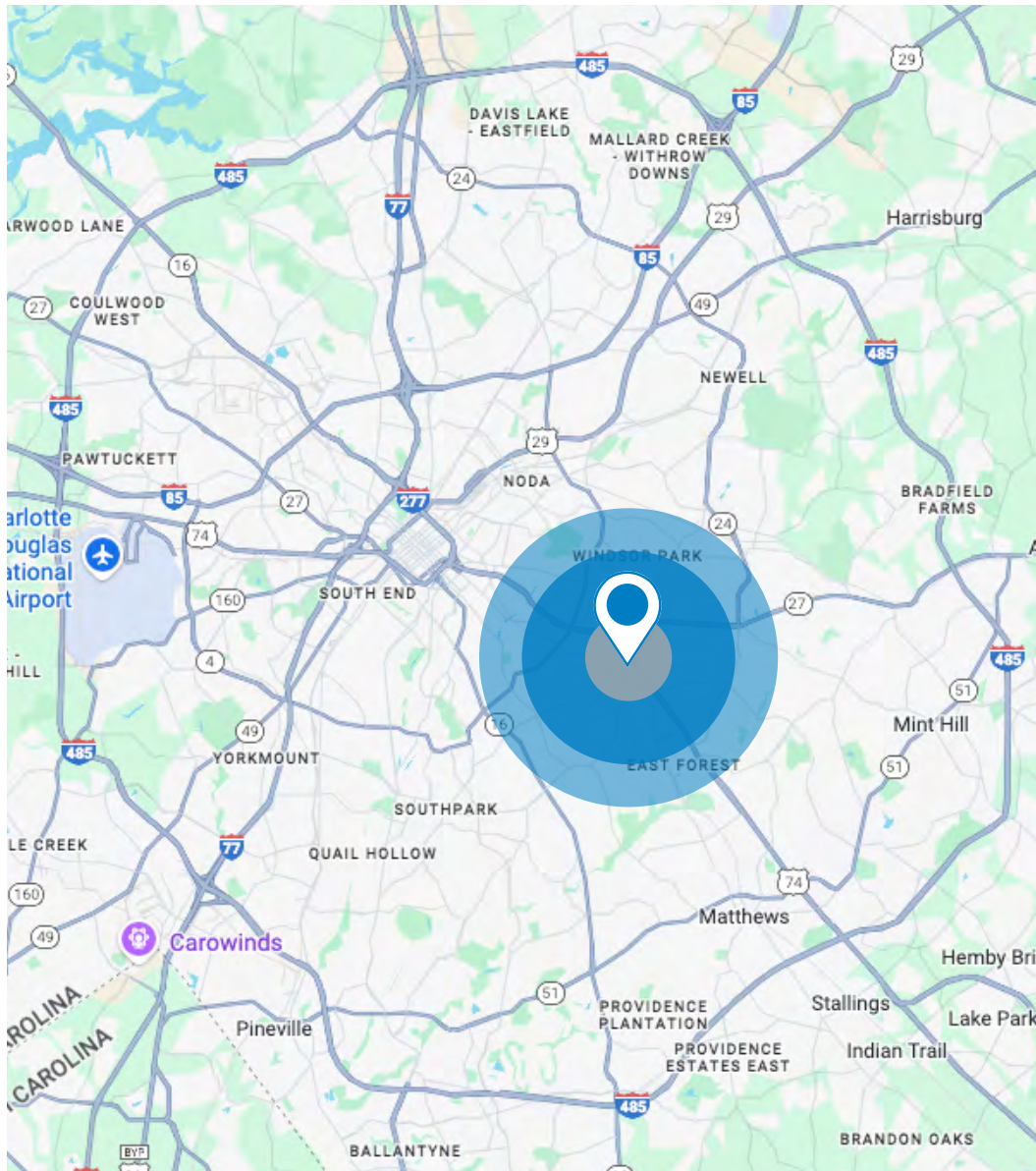
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This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

AREA OVERVIEW

4800 E INDEPENDENCE BLVD, CHARLOTTE, NC  
 2 BUILDINGS ON 3.814± ACRES FOR SALE OR LEASE



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	12,564	110,445	269,731
Median Age	35.5	35.8	36.3
Avg Household Income	\$71,377	\$83,105	\$101,788
Median Home Value	\$251,648	\$304,343	\$370,211
Employees	4,572	5,819	21,257
Businesses	758	5,819	21,257



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